



23 acres/9.3 hectares

FM 2243 and 183-A frontage

Utilities

Greenfield

Leander Smart Code, Planned Unit
Development (PUD) Overlay

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Property				
Total Acreage: 23 acres/9.3 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. V, Z	
Location				
City: Leander			County: Williamson	
Address/Directions: "r" shaped area immediately west of proposed 183-A, with access to FM 2243 and CR 269				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: Immediate frontage east			Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay	
Distance to Interstate Highways: 10 miles/16.1 km east				
General Site Information				
Previous Use of Site: Recreational Vehicle Storage and Park		General Condition: Excellent		Dimensions: 1,552 x 495 feet/473 x 151 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes			Shrink/Swell Capacity: Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Distance to Rail: 1,500 feet/456 meter			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Frontage on 183-A, FM 2243 and realigned FM 2243	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial, Retail and Residential	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 4 & 6 inch/10.2 & 15.2 cm Pressure: 65 psi/448.2 kilopascal		Sewer - Size of Nearest Line: 12 & 16 inch/30.5 & 40.6 cm @ 2,000 feet/610 meters west
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure located 2.8 miles/4.5 km west at West South Street	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Ms. Tammy Walker	Phone: (512) 947-1515	Facs: (512) 267-6213	Email: tammy@synterragroup.com	Web Site: www.synterragroup.com
Sales Price: \$6.50 per square foot			Lease Price: Not Applicable	
Comments: 570 feet/174 meters of frontage on 183-A, 700 feet/213 meters of frontage on realigned FM 2243 and 550 feet/168 meters of frontage on FM 2243.				